



BK 0957 PG 201-203



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REGISTER OF DEEDS  
DOUGLAS COUNTY, NE

PG 201-203

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RECORDING REQUESTED BY AND MAIL TO:

EXHIBIT A

JETZ SERVICE CO., INC.  
2514 Kansas Avenue  
Topeka, KS 66611

## MEMORANDUM OF LEASE

This MEMORANDUM OF LEASE is entered on February 14, 1991 by and between Consolidated Capital Properties IV hereinafter referred to as "Lessor") and JETZ SERVICE CO., INC., (hereinafter referred to as "Lessee".) Lessor by these premises does lease to Lessee, and Lessee does hereby accept the exclusive possession of the room or rooms described below and located on the real property and improvements consisting of 312 multi-housing units, located at 11402 Evans Street, Omaha, Nebraska. Lessor warrants and represents that only -0- units are plumbed with their own washer and/or dryer connections.

Lessor and Lessee have entered into an unrecorded lease containing the provisions included herein and certain additional provisions. The provisions of the unrecorded lease are incorporated herein by this reference. A copy of the unrecorded lease is available for inspection by persons having a legitimate interest in the Property from the Home Office of the Lessee located at 2514 Kansas Avenue, Topeka, KS 66611.

**1. Exclusive use and possession of the Leased Premises.** Lessor does hereby grant, convey and transfer to Lessee the exclusive use and possession of certain premises, described as encompassing approximately 4030 square feet for its use as a laundry facility (hereinafter referred to as the "Leased Premises").

**2. Term.** The term of this lease shall be for seven ( 7 ) year(s) from the date of April 1st, 1991, plus any applicable renewal provisions.

**3. Assignment or Transfer.** This lease shall be binding upon the parties hereto, their respective heirs, personal representatives, successors, assigns or transferees.

**4. Non-Competition Clause.** This lease contains a covenant by the Lessor not to compete, which is binding upon, and inures to the benefit of the heirs, administrators, successors, and assigned of Lessor.

STATE OF Texas )  
 ) ss.  
COUNTY OF Dallas )

Consolidated Capital Properties IV LESSOR

BY

John D. DoyleJohn D. Doyle  
Print NameOn this 8th day of March,

1991, before me appeared John D. Doyle to me personally known, who being by me duly sworn, did say that this person is an officer of Consolidated Capital Properties IV a Corporation, and that said instrument was signed in behalf of said Corporation by authority of its Board of Directors, and said John D. Doyle acknowledged said instrument to be the free act and deed of said corporation.

my hand and affixed my notarial seal at my office in Dallas, Texas  
the day and year last above written.

IN WITNESS WHEREOF, I have hereunto set

Wendy S. Herley  
Notary Public within and for said County and StateMy commission expires: 2-5-95

Jetz Service Co., Inc. LESSEE

STATE OF Kansas )  
 ) ss.  
COUNTY OF Shawnee )

BY Ronald W. Sommers  
Ronald W. Sommers  
 Print Name

On this 14th day of February,  
19 91 before me, appeared Ronald W. Sommers to me personally known,  
who being by me duly sworn, did say that this person is an officer of Jetz Service Co., Inc.  
, a Corporation, and that said instrument was signed in behalf of said Corporation  
by authority of its Board of Directors, and said Ronald W. Sommers acknowledged said  
instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my  
and affixed my notarial seal at my office in Topeka, KS the day and year  
last above written.

**My commission expires:**



Garen Sheppard  
Notary Public within and for said County and State

**INFORMATION FOR RECORDING MEMORANDUM OF LEASE**

**Please fill this out and return it with the executed lease**

1) Legal Description of Property - \* Lake Forest Apartments  
Lots 1, 2, 3 and 10 in Lake Forest Estates replat, a subdivision in the South  
one-half of Section 5 and the North one-half of Section 8, all in Township  
15 North, Range 12 East of the 6 P.M., Douglas County, Nebraska. Containing  
an area of 747,815.084 square feet or 17.176 acres more or less.

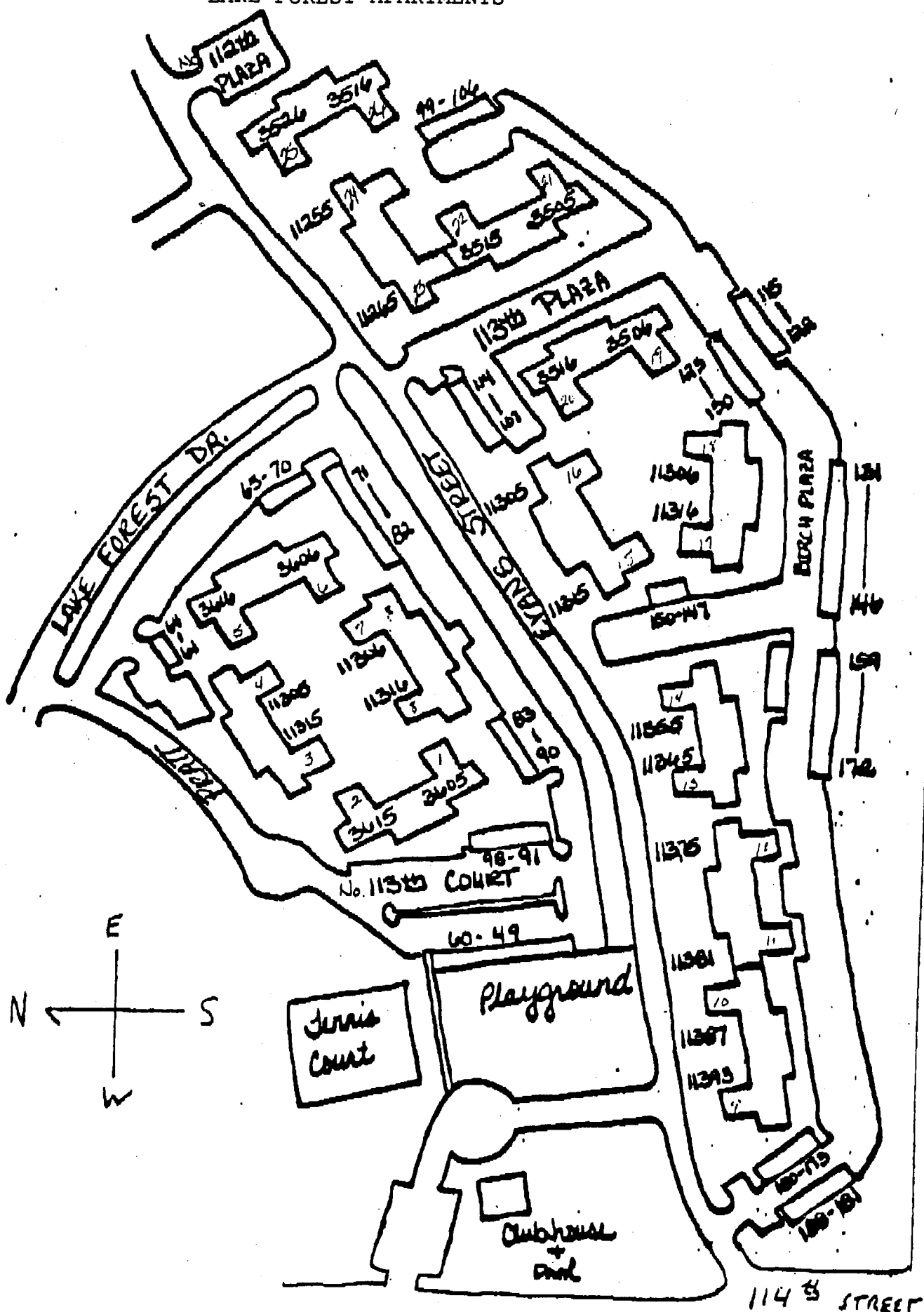
2) County in Which Property is Located - \_\_\_\_\_

3) City Where County Seat is Located - \_\_\_\_\_

4) Address of County Court House - \_\_\_\_\_

\* Use Separate Sheet of Paper if Additional Space is Required for Legal Description.

## LAKE FOREST APARTMENTS



3526 N. 112th Plaza  
 3516 N. 112th Plaza  
 11255 Evans Street  
 11265 Evans Street  
 3515 N. 113th Plaza  
 3505 N. 113th Plaza  
 3516 N. 113th Plaza  
 3506 N. 113th Plaza  
 11305 Evans Street  
 11315 Evans Street

11306 Birch Plaza  
 11316 Birch Plaza  
 11355 Evans Street  
 11365 Evans Street  
 11375 Evans Street  
 11381 Evans Street  
 11387 Evans Street  
 11393 Evans Street  
 11316 Evans Street  
 11306 Evans Street

3606 Lake Forest Dr.  
 3616 Lake Forest Dr.  
 11305 Pratt St.  
 11315 Pratt Street  
 3615 N. 113th Ct.  
 3605 N. 113th Ct.